

NEW FENCE TO BE POSITIONED 1M OFF REAR OF EXISTING RETAINING WALL

1 METRE ACCESS ZONE BETWEEN PROPOSED FENCE AND BACK OF EXISTING RETAINING WALL

Proposed levels in red text

Existing retaining wall position

Maintenance vehicle access/egress

Telegraph Pole relocated to a position to be agreed to with Openreach/Highway Authority so it does not conflict with the maintenance access

Existing Cobbled surface retained, repaired/re-laid where necessary

Existing Cobbled surface re-laid at the same level as the carriageway, to provide sufficient room for vehicle turning

Tactile paving incorporated into existing footway at crossing point

1 METRE ACCESS ZONE BETWEEN SITE BOUNDARY AND BACK OF EXISTING RETAINING WALL

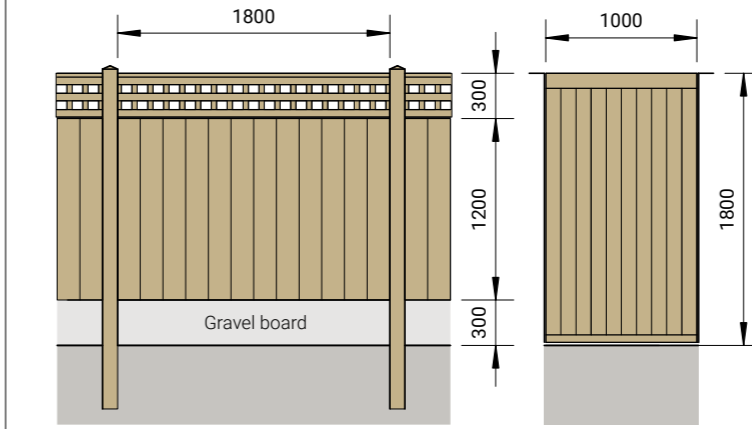
Removable fencing

PROPOSED SOFT LANDSCAPING TO PROVIDE 'GREEN' VISUAL AND ACOUSTIC SCREEN TO DEVELOPMENT AND PROVIDE BIODIVERSITY NET GAIN TO LANDSCAPE DESIGNERS SPEC. AND LPA APPROVAL.



St. Marys Way (A6188)

Boundary Treatments

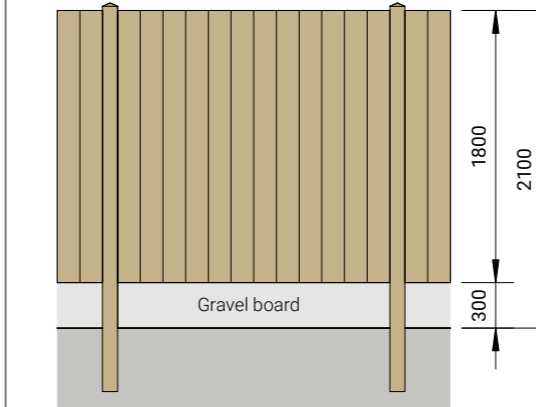


Type A Party boundary (Rear)

1200mm high timber closed feather edged fencing with concrete posts & gravel board with 300mm trellis panel topper with capping

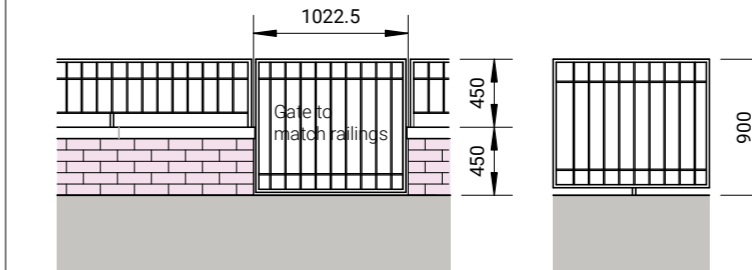
Side Gate

1.8m high gate - timber



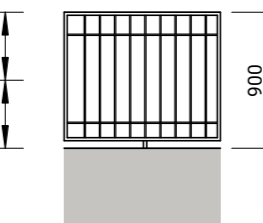
Type B Rear boundary

2.1 m closed feather edge fencing panel with concrete posts & gravel board adjacent to house party line to rear

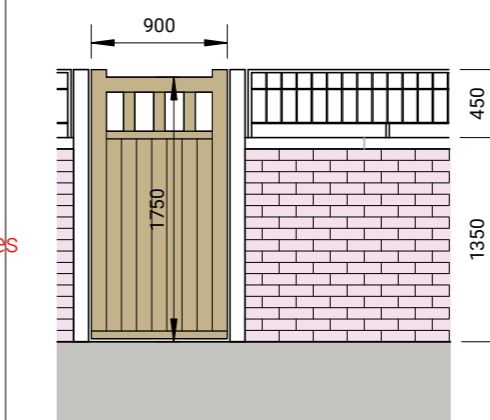


Type C Street frontage boundary

450mm high wall with railings over - allow for step changes throughout



Type F Party division on frontage plots 1-3



Type D Side boundary (rear of Plot 3) to Mountain St.

1.8m high timber gate set within 1350 high facing brick boundary wall & 450 high PPC railings - allow for step changes throughout

All dimensions, levels, details, components and assemblies shall be checked and verified by the contractor prior to Construction, Manufacture or Supply.

All Materials, Construction and Details shown or implied by this drawing must comply with current BS / EN Standards, Codes of Practice, Planning Approvals, Building Regulations, H&S Legislation and Client's particular specifications.

- DRAWING NOT TO BE SCALED
- REPORT ANY ERRORS & OMISSIONS
- CHECK ALL DIMENSIONS ON SITE
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

This drawing contains the following model file(s) REV.

J:\Investment\Architecture\PROJECTS\Alpine Rd - Mountain Street\2 Drawings\1_SHG - OUT\Revit CAD\Models\177-DSH-ZZ-00-M3-A-1000-S0-P - Alpine Road - Site.rvt P8

This drawing contains the following XRef file(s) REV.

J:\Investment\Architecture\PROJECTS\Alpine Rd - Mountain Street\2 Drawings\2_OTHERS - IN\Topo\Alpine Road Topo.dwg X

Site Key

- Proposed tree - this will be to landscape designers detail
- Existing tree to be removed
- Proposed hedge - this will be to landscape designers detail
- Shed; providing adequate cycle & maintenance storage
- Refuse Bins - to LA spec
- Rotary washing line
- Proposed indicative levels (other indicated levels from existing topo - contractor to determine all final site levels)
- Private Parking Areas; Concrete Block Paving
- Adopted Footway; Flexible footway Construction
- Private Footpaths; Concrete Flag paving, Natural

REV	DATE	DESCRIPTION	DWN
P8	19-06-2023	Amended to respond to recommendations from Stg.1 RSA	JT
P7	31-05-2023	Amended to respond to LPA Highways comments	JT
P6	29-03-2023	Plot 4 repositioned and parking revised	JT
P5	05-07-2022	Plots 1-3 amended to 2B3P, reduced to 70sqm GIA	JT
P4	26-01-2021	Plot 4 amended to 2B4P CAT 3 Bungalow, Onstreet parking court added	JT

Stockport Homes Group

New Housing - Alpine Road

Proposed Site Plan

STATUS: PRELIMINARY CODE: S0

DRAWING NO.: 177-A-1200 REV.: P8

FILE NAME: 177-DSH-ZZ-00-DR-A-1200-S0-P8

DRAWN: NC CHECKED: JT DATE: 03-07-2020 SCALE: @ A2

As indicated

Accom. Schedule (GIA)

Plot / Type	Area
Plot 1 - 2b3p House	70.4 m ²
Plot 2 - 2b3p House	70.4 m ²
Plot 3 - 2b3p House	70.4 m ²
Plot 4 - 2b4p Bungalow	84.6 m ²
Site Total	295.7 m ²

Site Plan Summary

Accommodation: Total of 4 dwellings; 3No. 2b 3p houses, 70.4 sq.m GIA each. 1No. 2b 4p bungalow (CAT3), 84.6 sq.m GIA.

Parking Provision: Total of 6+3 spaces. 150% parking provision per unit, plus 3No. onstreet parking spaces arranged in court at end of Mountain St.

Design: All dwellings are designed to meet the following design standards:

- National Housing Forum design handbook for each dwelling type. Lounge, Kitchen and Dining & storage are sized in accordance with the above.

- Level access to dwellings in accordance with Approved Documents with level landing to front entrance. Rear doors also to be level into garden. Allow for double DPC as indicated on elevations.

- All paths to front doors to be maximum 1:20 gradient.

Soft Landscaping: Trees, shrubs and hedges shown on the site plan are indicative at this stage, it is anticipated this aspect of any approval granted would be conditioned and a detailed planting scheme will be developed by a suitable specialist consultant and submitted for LPA approval at the appropriate time.

Site Plan - Proposed

1 : 200



No.11

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